Burke County 2027 Revaluation Taskforce Committee Meeting Minutes
January 6, 2026 | 9:00 AM
Burke County Commissioners Chambers | 110 N. Green St., Door E, Morganton, NC
Livestream Link: https://www.youtube.com/watch?v=9cz_z0XftbQ

Committee Members Present: Brian Smith, Tim Newton, Johnnie Carswell, Kevin Farris

Committee Members Absent: Jim Belote, Jerry Norvell, Evan Crawley

Staff Present: Brian Epley, John Bridgers, Emma Mathews

I. **Call to Order**

Chairman Johnnie Carswell called the meeting to order at 9:04 am.

II. **Approval of Agenda**

Chairman Carswell entertained a motion to approve the agenda. Tim Newton motioned, Kevin Farris seconded, unanimous vote overall.

III. **Approval of Minutes**

Chairman Carswell entertained a motion to approve the draft minutes from the November 4, 2025, meeting. Kevin Farris motioned, Tim Newton seconded, unanimous vote overall.

IV. **New Business**

A. **Unimproved Land Values by Market Area, presented by Namrita Nelson, Brian Epley and John Bridgers**

i. Chairman Carswell introduced the topic of the meeting and turned it over to County Manager Brian Epley. Throughout the presentation, Mr. Epley, Namrita Nelson and John Bridgers explained the process of grouping properties together into market areas; the importance of understanding how properties perform differently in different areas; the impact vacant land sales has on overall property values, focusing on the land size adjustment factor; and the importance of trending sales data to predict future values.

ii. Chairman Carswell entertained a motion to approve the proposed market areas and clusters, approve minimum/maximum vacant residential land values by township, consider land size adjustment factor, which townships should have the land size adjustment factor applied. Tim Newton motioned, Kevin Farris seconded, unanimous vote overall.

V. **Member Reports**

A. No member reports were made.

VI. **Next Meeting Date**

The next meeting of the 2027 Revaluation Task Force will be Tuesday, February 3, at 9am.

VII. Adjournment

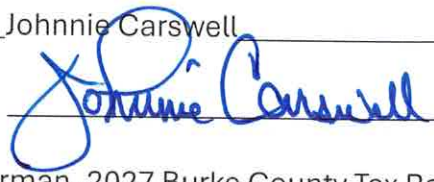
Chairman Carswell entertained a motion to adjourn the meeting. Kevin Farris motioned, Tim Newton seconded, unanimous vote overall. The meeting adjourned at 10:02am.

Respectfully Submitted,

Emma Mathews
Executive Assistant to the Burke County Manager

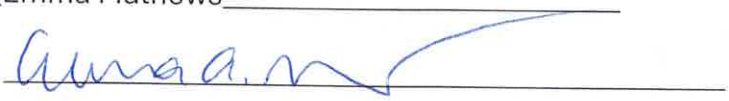
Approved February 3, 2026

Name: ___Johnnie Carswell_____

Signature: 

Title: Chairman, 2027 Burke County Tax Revaluation Task Force

Name: ___Emma Mathews_____

Signature: 

Title: Secretary, 2027 Burke County Tax Revaluation Task Force